

Message Text

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43

ACTION AF-08

INFO OCT-01 ISO-00 OC-06 CCO-00 FBO-02 L-03 SY-05 /025 W

----- 007260

R 241145Z JUL 76

FM AMEMBASSY BANGUI

TO SECSTATE WASHDC 7421

INFO AMEMBASSY ACCRA

AMEMBASSY KHARTOUM

C O N F I D E N T I A L BANGUI 1396

ACCRA FOR RCO

KHARTOUM FOR RSO

E.O. 11652: GDS

TAGS: ABLD, ASEC, ACOM

SUBJECT: LEASE OF NEW OFFICE BUILDING

REF: STATE 182680

1. REFTEL ARRIVED SHORTLY BEFORE PANAYOZOPOULOUS' DEPARTURE ON LEAVE. HOWEVER, WE WERE ABLE TO DISCUSS ITS CONTENTS WITH HIM BRIEFLY. HE HAS AGREED TO BASIC TERMS SPECIFIED STATE 167265. HE PROPOSES THE FOLLOWING REDUCTION FOR THE FIRST YEAR: FROM AUGUST 1, 1976, TO JANUARY 31, 1977, MONTHLY RENT AT THE RATE OF 375,000 CFA. FROM FEBRUARY 1, 1977, TO JULY 31, 1977, A MONTHLY RENT OF 750,000 CFA. THEREAFTER, RENT WOULD BE AT PROPOSED RATE OF 1 MILLION CFA PER MONTH. DURING PERIOD UP TO AUGUST 1, 1977, THE EMBASSY' LEASE WOULD NOT INCLUDE LARGE WAREHOUSE BEHIND THE PROPOSED CHANCERY SINCE EXISTING TENANTS HAVE LEASE UNTIL NEXT SUMMER. LANDLORD WOULD AGREE TO REVISE LEASE FOR OUR EXISTING WAREHOUSE ON A THREE MONTH BASIS BEGINNING JANUARY 1, 1977, ALLOWING US TO TERMINATE LEASE AND MOVE TO NEW WAREHOUSE IN MID-SUMMER OF 1977. LANDLORD IS NOT INTERESTED IN UNDER-TAKING MAJOR CONSTRUCTION MODIFICATIONS ALTHOUGH HE WOULD BE WILLING TO BID ON SUCH ITEMS AS GRILL WORK, PAINTING ETC.

2. LANDLORD WILL BE PREPARING DRAFT LEASE IN PARIS NEXT WEEK AND
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WILL BE SENDING A COPY TO THE EMBASSY AND TO AF/EX KRYZA.

LEASE WILL EMBODY ABOVE TERMS. EFFECT OF LANDLORD'S PROPOSAL
IS TO REDUCE RENT FOR THE FIRST YEAR BY ALMOST 50 PERCENT.

3. ON RECEIPT OF DRAFT LEASE WOULD APPRECIATE DEPARTMENT'S
COMMENTS, AND, IF APPROPRIATE, AUTHORIZATION TO SIGN.
QUAINTON

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NNN

Message Attributes

Automatic Decaptioning: X
Capture Date: 01 JAN 1994
Channel Indicators: n/a
Current Classification: UNCLASSIFIED
Concepts: n/a
Control Number: n/a
Copy: SINGLE
Draft Date: 24 JUL 1976
Decaption Date: 01 JAN 1960
Decaption Note:
Disposition Action: RELEASED
Disposition Approved on Date:
Disposition Authority: KelleyW0
Disposition Case Number: n/a
Disposition Comment: 25 YEAR REVIEW
Disposition Date: 28 MAY 2004
Disposition Event:
Disposition History: n/a
Disposition Reason:
Disposition Remarks:
Document Number: 1976BANGUI01396
Document Source: CORE
Document Unique ID: 00
Drafter: n/a
Enclosure: n/a
Executive Order: GS
Errors: N/A
Film Number: D760286-0164
From: BANGUI
Handling Restrictions: n/a
Image Path:
ISecure: 1
Legacy Key: link1976/newtext/t19760725/aaaaavkv.tel
Line Count: 67
Locator: TEXT ON-LINE, ON MICROFILM
Office: ACTION AF
Original Classification: CONFIDENTIAL
Original Handling Restrictions: n/a
Original Previous Classification: n/a
Original Previous Handling Restrictions: n/a
Page Count: 2
Previous Channel Indicators: n/a
Previous Classification: CONFIDENTIAL
Previous Handling Restrictions: n/a
Reference: 76 STATE 182680
Review Action: RELEASED, APPROVED
Review Authority: KelleyW0
Review Comment: n/a
Review Content Flags:
Review Date: 23 APR 2004
Review Event:
Review Exemptions: n/a
Review History: RELEASED <23 APR 2004 by CunninFX>; APPROVED <19 AUG 2004 by KelleyW0>
Review Markings:

Margaret P. Grafeld
Declassified/Released
US Department of State
EO Systematic Review
04 MAY 2006

Review Media Identifier:
Review Referrals: n/a
Review Release Date: n/a
Review Release Event: n/a
Review Transfer Date:
Review Withdrawn Fields: n/a
Secure: OPEN
Status: NATIVE
Subject: LEASE OF NEW OFFICE BUILDING
TAGS: ABLD, ASEC, ACOM
To: STATE
Type: TE
Markings: Margaret P. Grafeld Declassified/Released US Department of State EO Systematic Review 04 MAY 2006